

Strategy

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Creating New Neighborhoods



ABOVE: The proposed Master Plan for Public Reservation 13 was based on a community-driven planning process.

With scarce land available in the District, identifying large sites where new neighborhoods can be developed is critical to the city's future growth. Several large sites - on former federally controlled land like St. Elizabeths Campus, on city-controlled properties such as Public Reservation 13, and on large tracts of underutilized private land such as Mt. Vernon Triangle in Downtown Washington - offer excellent opportunities to build new, mixed-use and mixed-income communities without the displacement of existing residents. The city's priority for the redevelopment of these sites is residential development.

What tracts of land are available for transformation?

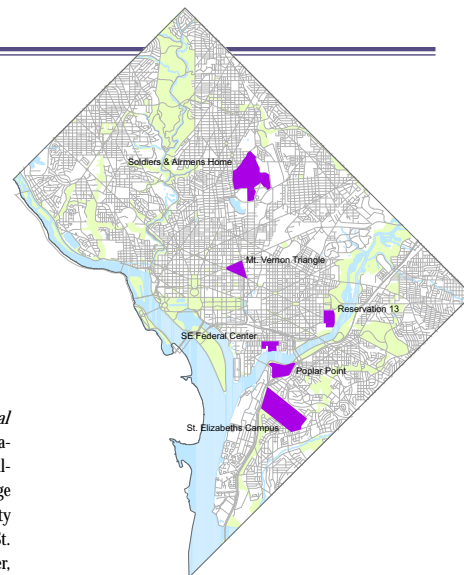
Over 480 acres exists on land controlled by the Federal government: Federal lands in Washington, equivalent to closed military bases and large outdated facilities in other cities, provide the District with large tracts of land for reuse - a vital opportunity for a city with limited land resources. Examples include St. Elizabeths Campus, the Southeast Federal Center, the Soldiers and Airmen's Home and Poplar Point.

City-controlled land provides additional opportunities to create new, mixed-use development sites. For example, the 67-acre site known as Reservation 13 (the site of DC General Hospital and the DC Jail) has historically been isolated, both from the waterfront and from surrounding communities. Through a community-based process, the city has created a master plan for Reservation 13 that will transform an underutilized site into a new urban waterfront district that is pedestrian oriented, convenient, safe and a pleasurable place to live, work and play. Additional opportunities to create multiple residential and employment opportunities for District residents exist on city-controlled land, including the potential redevelopment of DC Village.

Existing areas with an aggregate of vacant and underutilized land are also of central importance. As the last available and most appropriate location for a significant concentration of new Downtown housing, Mount Vernon Triangle has the potential to accommodate approximately 5,500 new housing units on 30 acres of land. Here, a lively, high density neighborhood with a critical mass of residents would support nearby Downtown retail uses and serve as a transitional buffer to lower-density residential areas to the north.

What are the benefits of creating new neighborhoods?

- Retaining and attracting a substantial amount of residents - for those sites where planning is already underway, the city could create potentially 7,500 new housing units



New residential neighborhoods are being identified by the city and planned through a community-based process.

- Providing investment and improved access to services and amenities for existing residents in surrounding communities
- Creating a substantial amount of housing units for low- and moderate- income households
- Reinforcing some of these sites as regional employment centers, but through the creation of communities that integrate uses and create strong ties with surrounding neighborhoods

What has the city accomplished?

- Community plans have been completed for Mt. Vernon Triangle, for Southeast Federal Center and for Reservation 13
- Planning is underway for St. Elizabeths Campus

For more information on these efforts, visit the Office of Planning web site at www.planning.dc.gov

